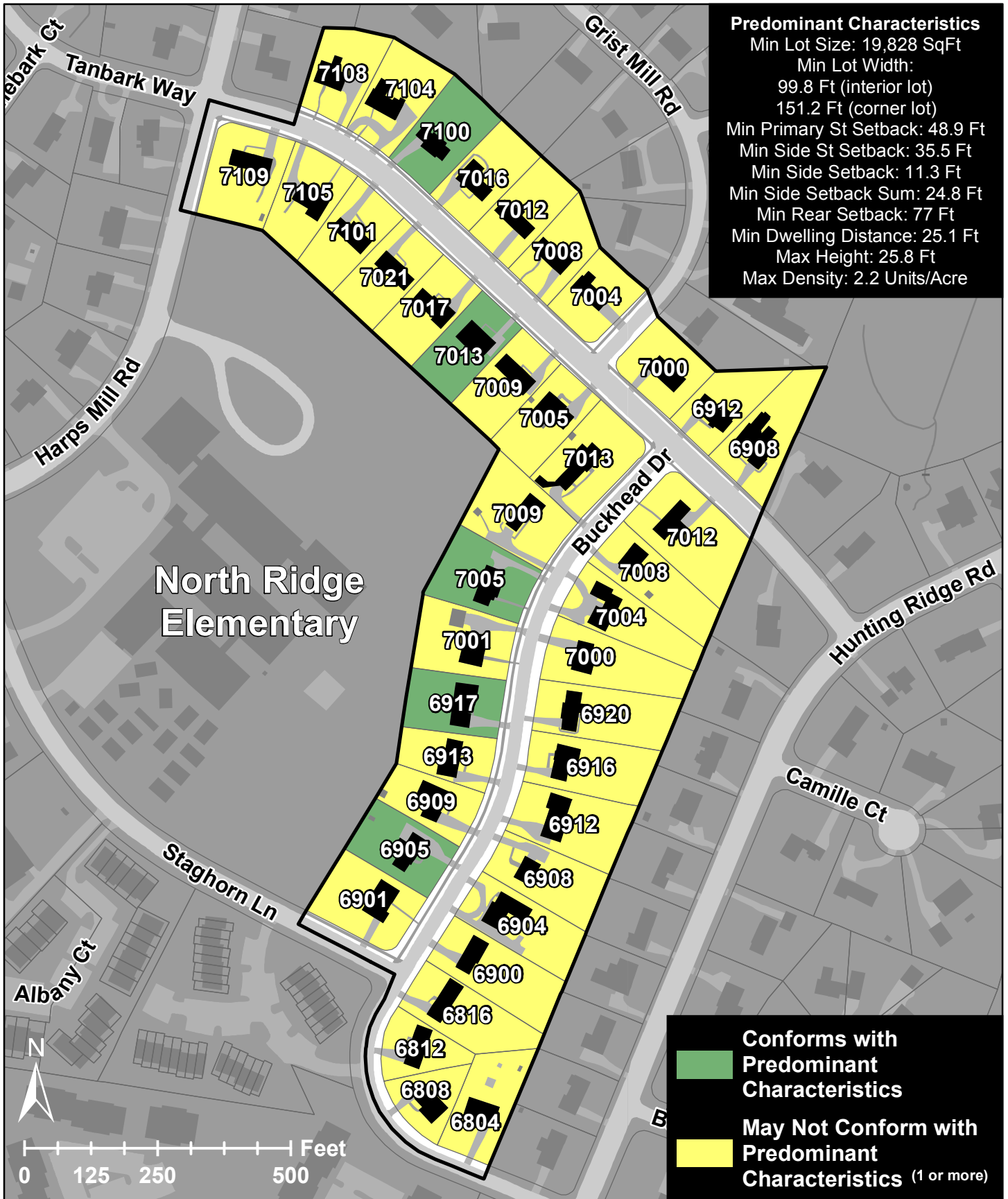


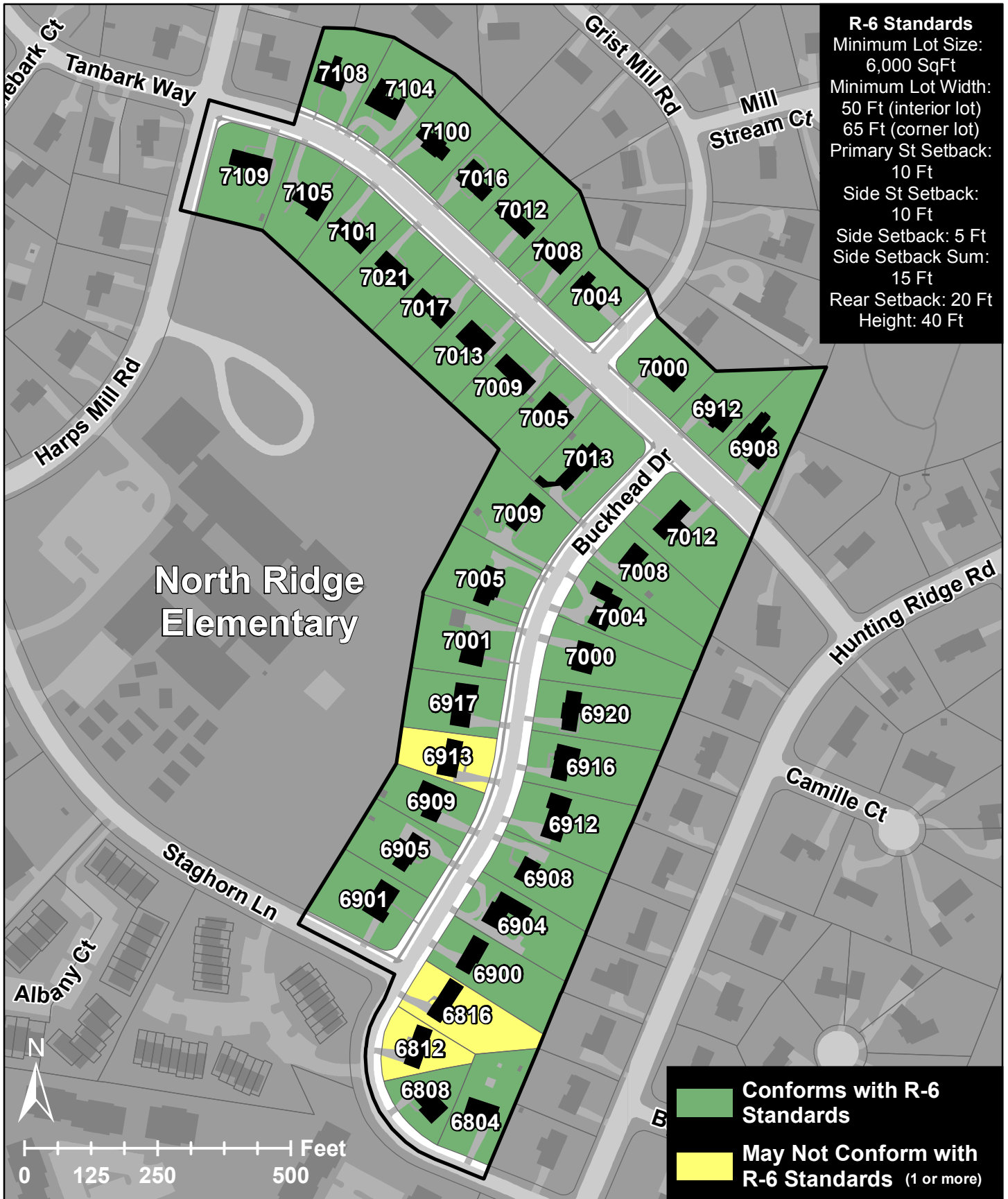
North Ridge West

Conformance with Predominant Characteristics



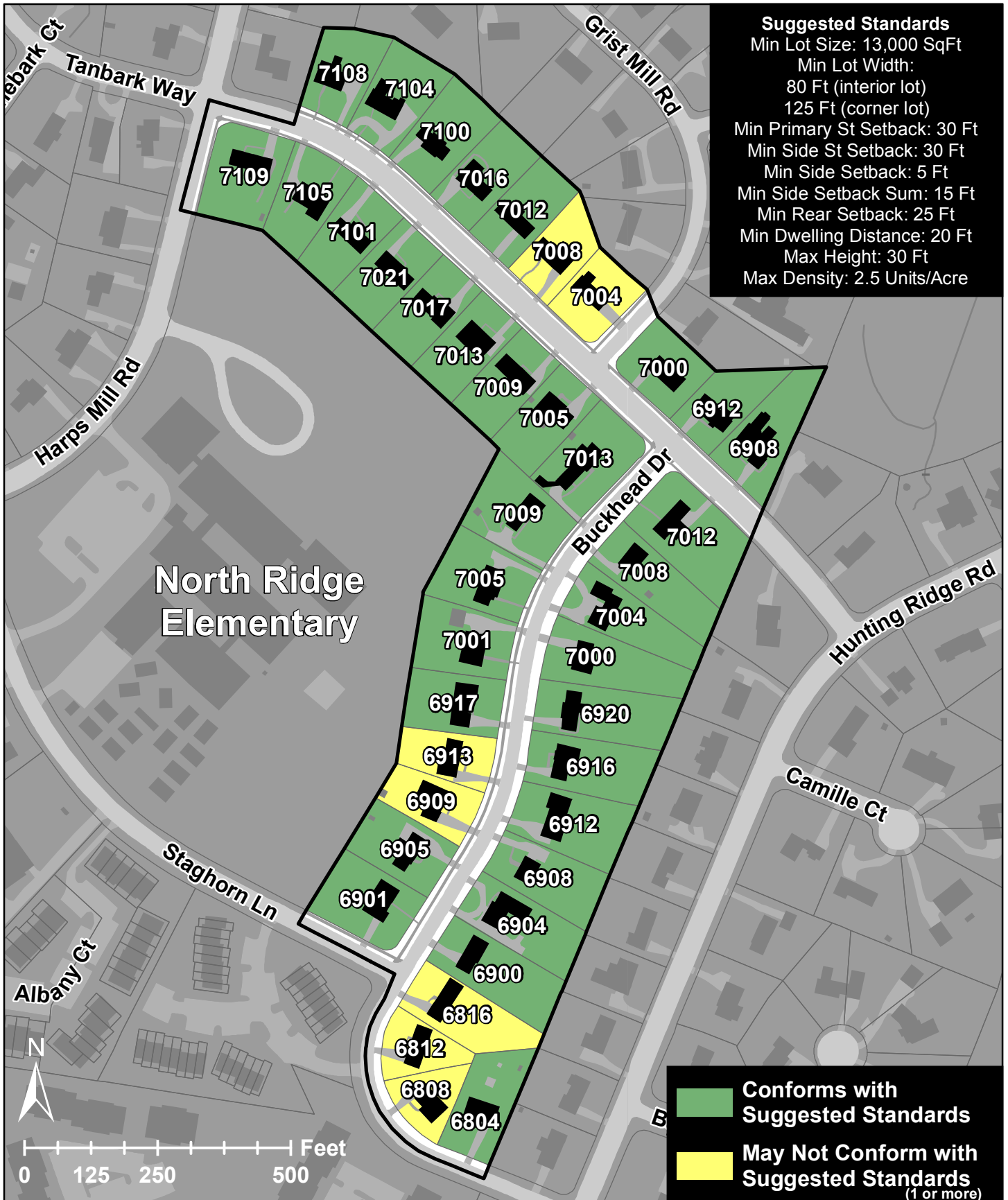
North Ridge West

Conformance with Current R-6 Standards



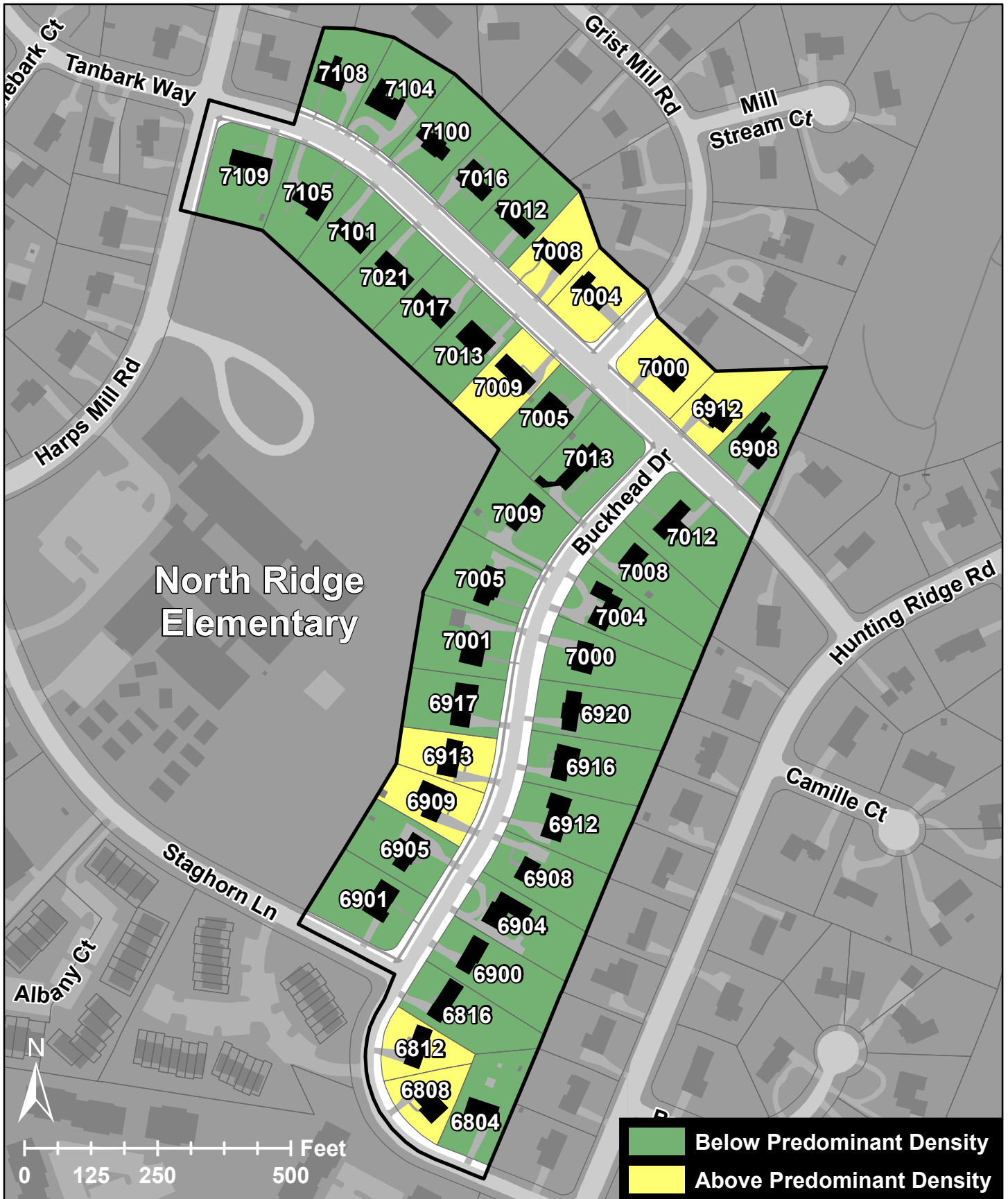
North Ridge West

Conformance with Suggested Standards



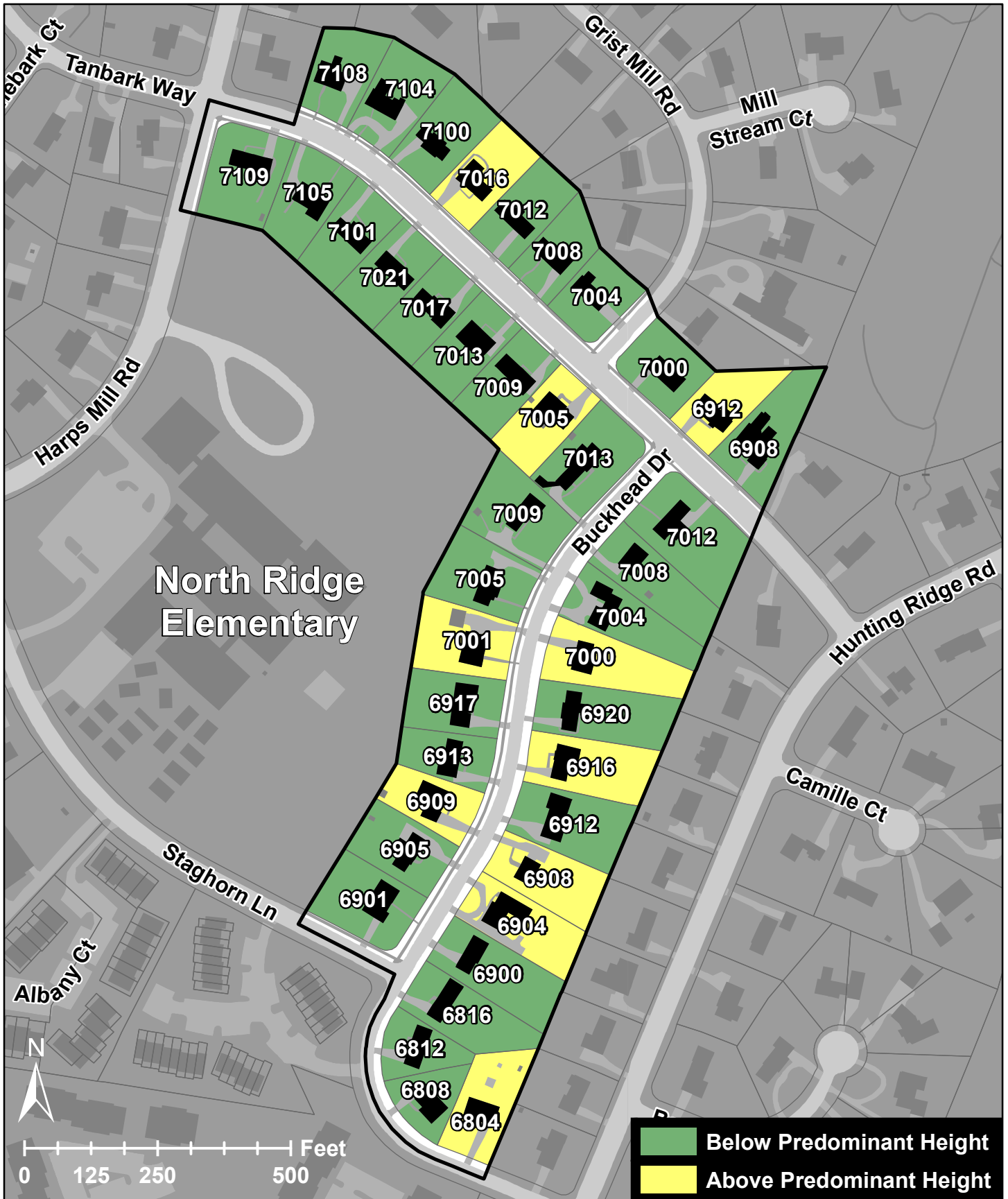
North Ridge West

Predominant Density is 2.2 Units per Acre



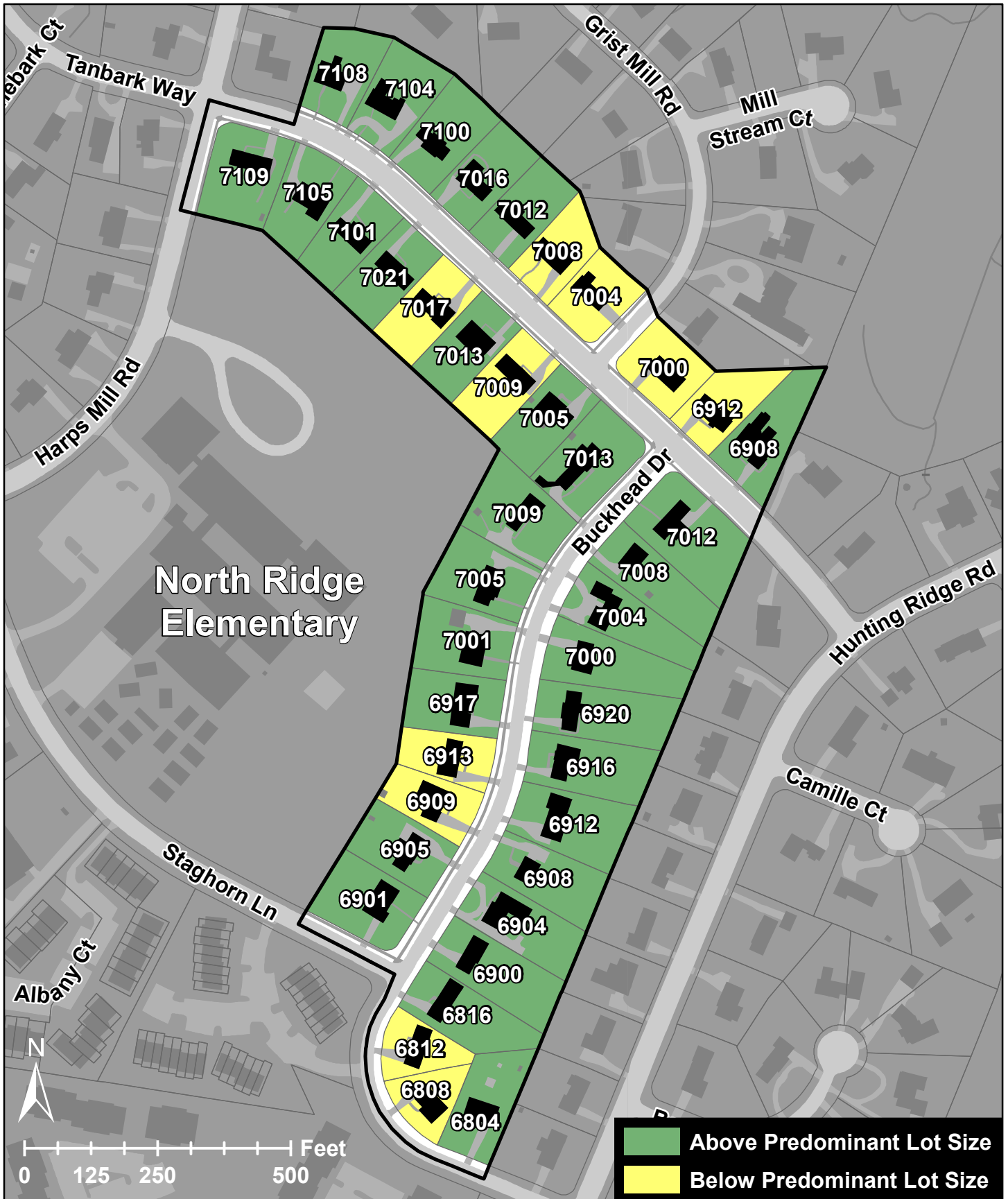
North Ridge West

Predominant Height is 25.8 Ft



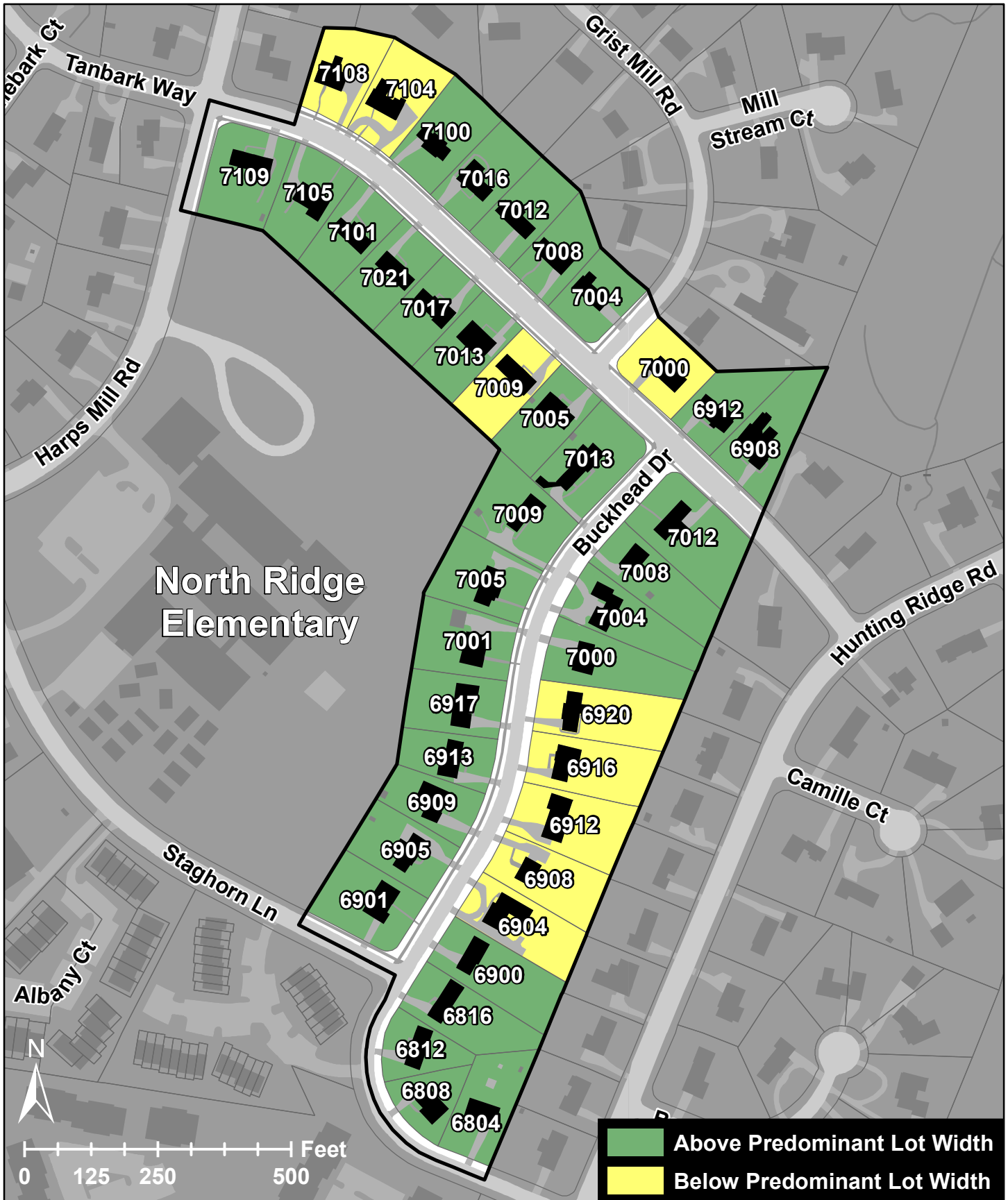
North Ridge West

Predominant Lot Size is 19,828 SqFt (0.46ac)



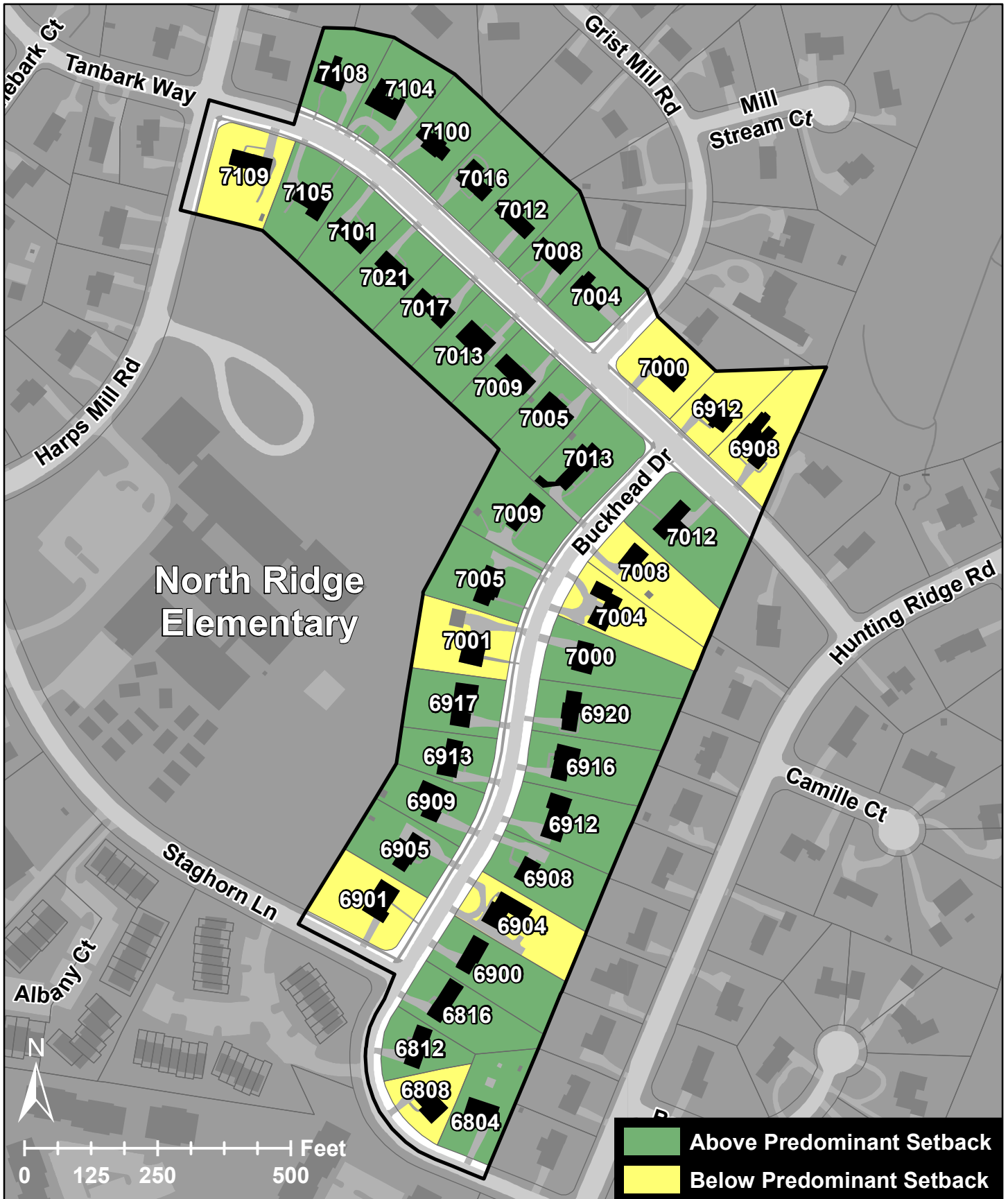
North Ridge West

Predominant Lot Width is 99.8 Ft or 151.2 Ft
(Interior Lot) (Corner Lot)



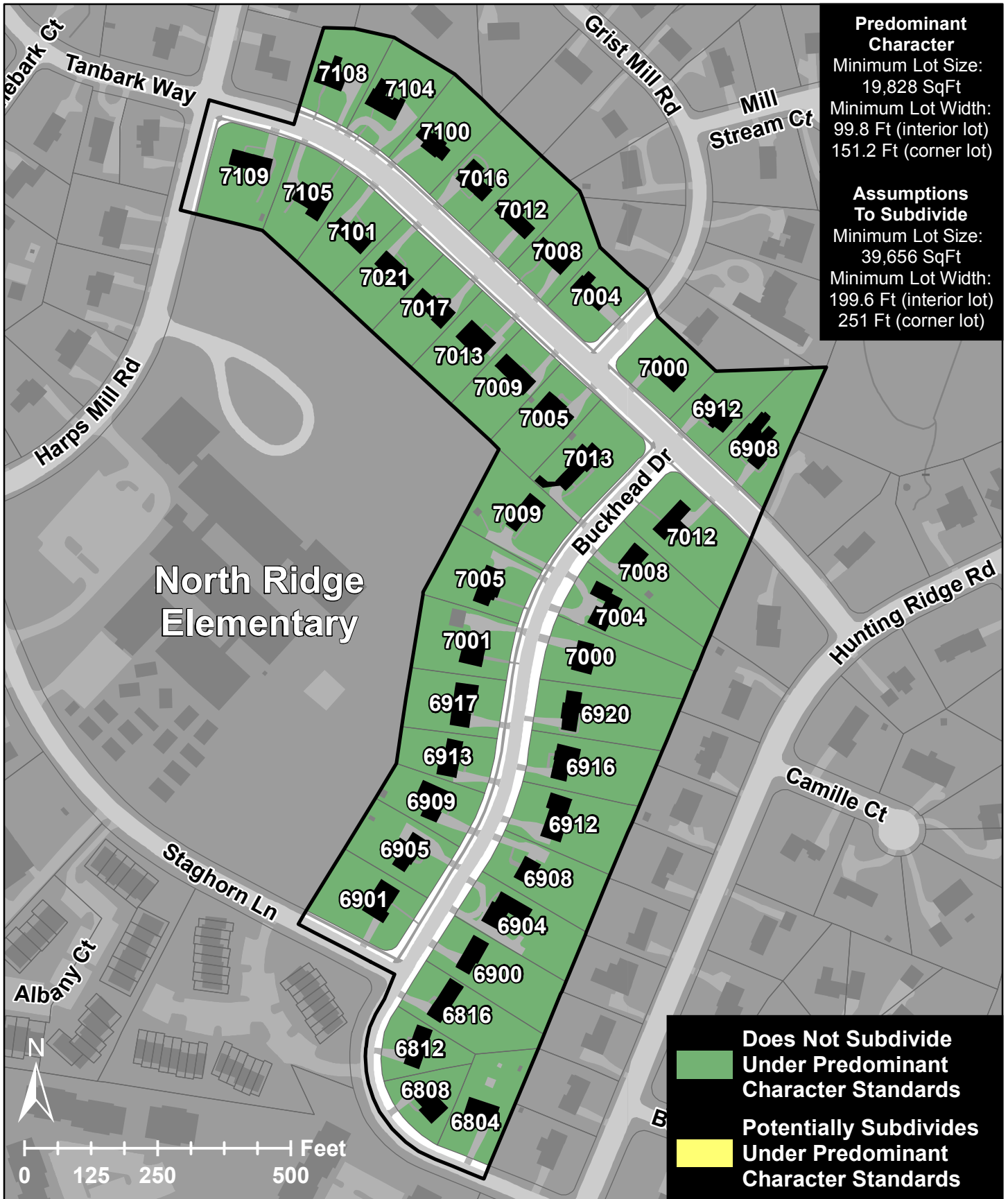
North Ridge West

Predominant Primary Street Setback is 48.9 Ft



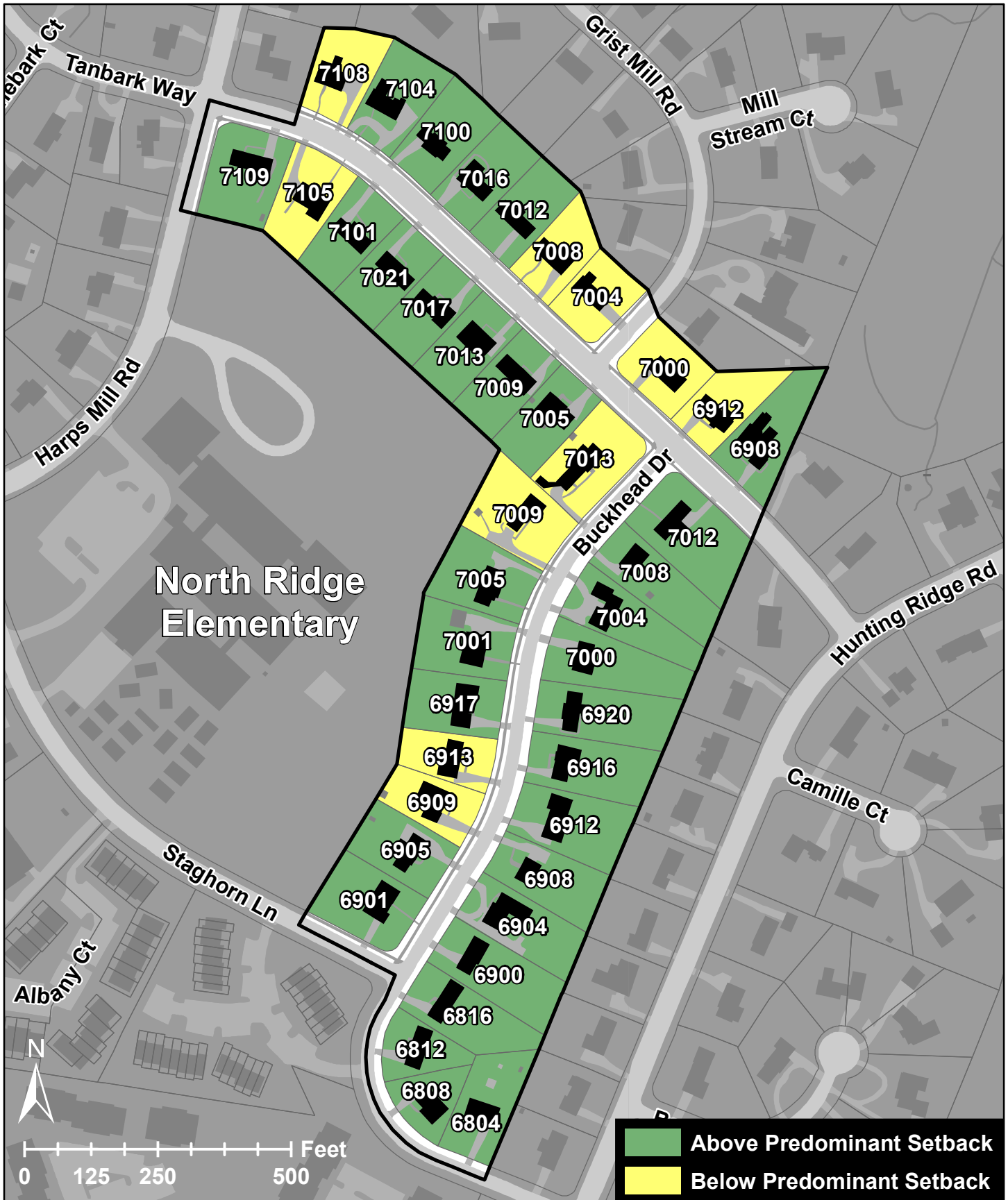
North Ridge West

Potential for Subdivision Under Predominant Character



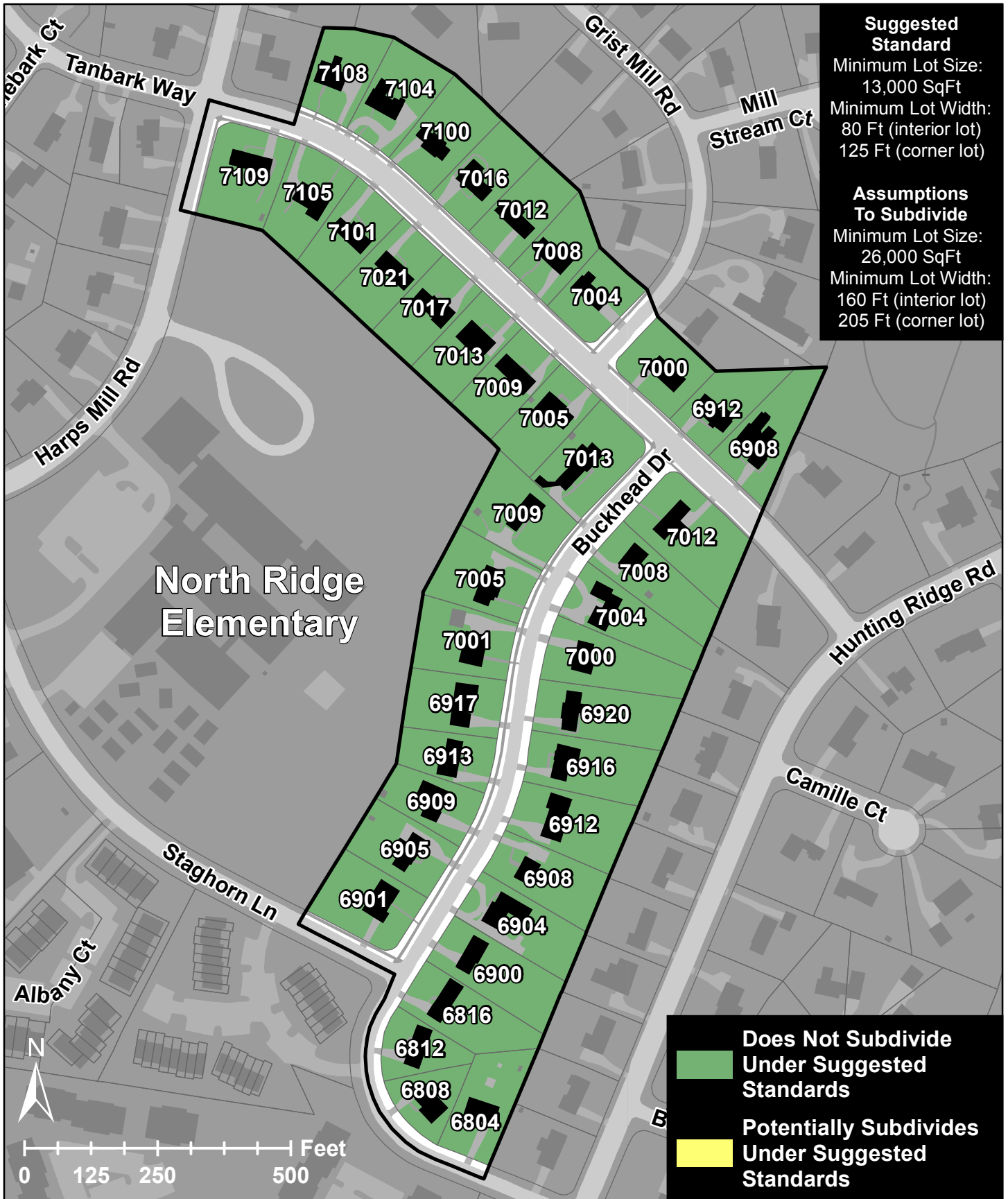
North Ridge West

Predominant Rear Setback is 77.0 Ft



North Ridge West

Potential for Subdivision Under Suggested Standard



North Ridge West Measurement Summary																
	Lot Size (SqFt)	Lot Size (Acres)	Density	Lot Width @ Front	Lot Width @ Depth	Lot Width Average	Corner Lot Width @ Front	Corner Lot Width @ Depth	Corner Lot Width Average	Primary Street Setback	Side Street Setback	Side Lot Line Setback	Sum of Side Setbacks	Rear Lot Line Setback	Height	Distance to Nearest Dwelling
Measurements Required	41	41	41	35	35	35	6	6	6	41	6	76	41	41	41	41
Measurements Complete	41	41	41	35	35	35	6	6	6	41	6	76	41	41	41	41
Percent Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Current Standard @ R-6	6,000	0.138	6	50	50	50	65	65	65	10	10	5	15	20	40	N/A
# Lots Conforming	41	41	41	35	35	35	6	6	6	41	6	73	40	41	41	N/A
% Conforming	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	96%	98%	100%	100%	N/A
# Potentially Subdividable	41	41	39	25	25	28	6	6	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
% Potentially Subdividable	100%	100%	95%	71%	71%	80%	100%	100%	100%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum	13,304.95	0.305	1.43	88.00	82.32	93.09	150.30	148.39	149.96	30.61	35.33	3.34	12.04	27.43	15.00	19.07
Maximum	30,495.97	0.700	3.27	156.09	131.58	127.52	199.22	227.39	213.12	69.09	70.43	41.40	98.21	179.43	29.00	59.40
Mean	21,438.75	0.492	2.09	108.43	103.96	106.19	177.18	181.07	179.13	53.81	45.82	17.05	38.31	94.66	23.22	31.45
Median	22,123.54	0.508	1.97	102.16	101.35	103.40	181.60	181.13	181.36	54.43	40.45	15.13	33.90	90.05	24.00	27.96
1st Quartile	19,828.03	0.455	1.83	99.82	99.52	100.45	151.22	149.48	150.04	48.94	35.47	11.28	24.77	77.02	20.50	25.14
# Below 1st Quartile	10	10	10	8	8	8	1	1	1	10	1	19	10	10	11	9
% Below 1st Quartile	24.4%	24.4%	24.4%	22.9%	22.9%	22.9%	16.7%	16.7%	16.7%	24.4%	16.7%	25.0%	24.4%	24.4%	26.8%	22.0%
# Above 1st Quartile	31	31	31	27	27	27	5	5	5	31	5	57	31	31	30	32
% Above 1st Quartile	75.6%	75.6%	75.6%	77.1%	77.1%	77.1%	83.3%	83.3%	83.3%	75.6%	83.3%	75.0%	75.6%	75.6%	73.2%	78.0%
3rd Quartile	23,775.01	0.546	2.20	112.16	111.81	113.16	198.94	205.77	202.45	58.91	57.15	20.47	47.61	104.40	25.75	37.07
# Below 3rd Quartile	31	31	31	27	27	27	5	5	5	31	5	57	31	31	31	31
% Below 3rd Quartile	75.6%	75.6%	75.6%	77.1%	77.1%	77.1%	83.3%	83.3%	83.3%	75.6%	83.3%	75.0%	75.6%	75.6%	75.6%	75.6%
# Above 3rd Quartile	10	10	10	8	8	8	1	1	1	10	1	19	10	10	10	10
% Above 3rd Quartile	24.4%	24.4%	24.4%	22.9%	22.9%	22.9%	16.7%	16.7%	16.7%	24.4%	16.7%	25.0%	24.4%	24.4%	24.4%	24.4%
85% Conformance Value	17,523.61	0.40	2.49	98.04	95.23	99.38	150.36	148.46	149.97	45.04	35.34	8.70	22.98	59.40	26.00	22.19
95% Conformance Value	14,347.11	0.33	3.04	94.61	83.10	96.27	Sample Too Small			35.17	Sample Too Small	5.64	16.50	45.94	27.95	19.17
Predominant Characteristic	19,828.03	0.455	2.20	99.82	99.52	100.45	151.22	149.48	150.04	48.94	35.47	11.28	24.77	77.02	25.75	25.14
# Lots Conforming	31	31	31	27	27	27	5	5	5	31	5	57	31	31	31	32
% Conforming	75.6%	75.6%	75.6%	77.1%	77.1%	77.1%	83.3%	83.3%	83.3%	75.6%	83.3%	75.0%	75.6%	75.6%	75.6%	78.0%
# Potentially Subdividable	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
% Potentially Subdividable	0%	0%	0%	0%	0%	0%	0%	0%	0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Suggested Standard	13,000.00	0.298	2.50	80	80	80	125	125	125	30	30	5	15	25	30	20
# Lots Conforming	41	41	35	35	35	35	6	6	6	41	6	73	40	41	41	39
% Conforming	100.0%	100.0%	85.4%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	96.1%	97.6%	100.0%	100.0%	95.1%
# Potentially Subdividable	2	2	0	0	0	0	0	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
% Potentially Subdividable	5%	5%	0%	0%	0%	0%	0%	17%	17%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Standard @ R-4	10,000	0.230	4	65	65	65	80	80	80	20	15	10	20	30	40	N/A
# Lots Conforming	41	41	41	35	35	35	6	6	6	41	6	62	37	40	41	N/A
% Conforming	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	82%	90%	98%	100%	N/A
# Potentially Subdividable	27	27	39	4	1	0	6	6	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
% Potentially Subdividable	66%	66%	95%	11%	3%	0%	100%	100%	100%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Standard @ R-2	20,000	0.459	2	80	80	80	80	80	80	20	15	10	20	30	40	N/A
# Lots Conforming	27	27	21	35	35	35	6	6	6	41	6	62	37	40	41	N/A
% Conforming	66%	66%	51%	100%	100%	100%	100%	100%	100%	100%	100%	82%	90%	98%	100%	N/A
# Potentially Subdividable	0	0	0	0	0	0	4	4	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A
% Potentially Subdividable	0%	0%	0%	0%	0%	0%	67%	67%	67%	N/A	N/A	N/A	N/A	N/A	N/A	N/A